

081.0

0003

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

781,200 / 781,200

USE VALUE:

781,200 / 781,200

ASSESSED:

781,200 / 781,200


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
10		KINGS CT, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CHU CHUNG-CHI	
Owner 2: LIANG CHIN-LIEN	
Owner 3:	

Street 1: 10 KINGS CT	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: CHU CHUNG-CHI-ETAL -	
Owner 2: CHU CHUN MEI -	
Street 1: 10 KINGS COURT	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains 6,514 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1988, having primarily Vinyl Exterior and 1910 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R4
TOWNHOU	100
water	
o	
Sewer	
n	
Electri	
Census:	
Flood Haz:	
D	
Topo	8
s	
Street	
t	
Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
	No of Units
	Depth / PriceUnits
	Unit Type
	Land Type
	LT Factor
	Base Value

101	One Family	6514	Sq. Ft.	Site	0	70.	0.94	5															
-----	------------	------	---------	------	---	-----	------	---	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct								
Use Code	Land Size	Building Value	Yard Items		Land Value		Total Value							147077								
101	6514.000	350,400					430,800		781,200					GIS Ref								
															GIS Ref							
															Insp Date							
															08/17/18							

PREVIOUS ASSESSMENT										Parcel ID				USER DEFINED	
										081.0-0003-0012.0					

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	350,400	0	6,514.	430,800	781,200	781,200	Year End Roll	12/18/2019
2019	101	FV	268,300	0	6,514.	436,900	705,200	705,200	Year End Roll	1/3/2019
2018	101	FV	268,300	0	6,514.	326,200	594,500	594,500	Year End Roll	12/20/2017
2017	101	FV	268,300	0	6,514.	295,400	563,700	563,700	Year End Roll	1/3/2017
2016	101	FV	268,300	0	6,514.	283,100	551,400	551,400	Year End	1/4/2016
2015	101	FV	263,400	0	6,514.	240,000	503,400	503,400	Year End Roll	12/11/2014
2014	101	FV	263,400	0	6,514.	227,700	491,100	491,100	Year End Roll	12/16/2013
2013	101	FV	263,400	0	6,514.	216,600	480,000	480,000		12/13/2012

SALES INFORMATION										TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes								
CHU CHUNG-CHI--	71729-238	1	10/10/2018	Convenience		1	No	No									
	20763-147		9/1/1990		150,000	No	No	A									

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name				
8/17/2018		MEAS&NOTICE								BS							
12/17/2008		Meas/Inspect								294							
1/11/2000		Mailer Sent															
1/11/2000		Measured								264							
5/1/1989										PM							

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION

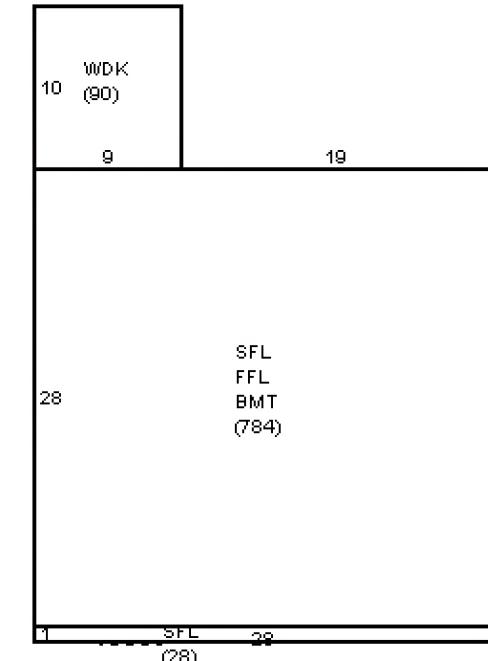
Type:	05 - Garrison	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:	8 - Brick Veneer	20%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

PDAS..

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1988
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall:	% Sprinkled:

DEPRECIATION

Phys Cond:	AV - Average	18.9	%
Functional:			%
Economic:			%
Special:			%
Override:			%

CALC SUMMARY

Basic \$ / SQ:	135.00
Size Adj.:	1.30789471
Const Adj.:	1.00589943
Adj \$ / SQ:	177.607
Other Features:	94500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	432044
Depreciation:	81656
Depreciated Total:	350388

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:		Before Depr:	177.61	
Special Features:	0	Val/Su Net:	141.86	
Final Total:	350400	Val/Su SzAd:	219.55	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
-------	--	--------	--	-----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

0810-0003-0012.0

More: N

Total Yard Items:

Total Special Features:

Total:

**AssessPro Patriot Properties, Inc**